LOCALITIES

Overview - Localities

Scattered across the Shire, the localities comprise clusters of housing located in rural areas on small rural allotments. Arawata and Kardella contain urban zoned land while the other localities have land in rural zones. The localities have minimal or no infrastructure or community facilities and are relatively isolated from higher level settlements. Some of the localities are affected by development constraints such as susceptibility to erosion, bushfire or inundation. Both Hedley and Darlimurla have old and inappropriate subdivisions identified for restructure. Some localities have potential for small-scale tourism associated with local agricultural products, rail trails, rural landscapes and natural environments.

Council’s vision is to contain growth within the settlement boundary of the respective localities and to strongly discourage expansion outside of the settlement boundaries. This is due to the lack of infrastructure and services, to protect agricultural, environmental and landscape values, and to reduce risks associated with environmental hazards.

Objectives - Agnes

Ensure that any proposed use and development of land at Agnes is generally in accordance with the Agnes Framework Plan at Clause 21.19-4.

Strategies - Agnes

Economic strategies:
Support small-scale tourism businesses that complement the natural environment, agricultural and landscape values of the region or are associated with proximity of the Great Southern Rail Trail.

Landscape and built form strategies:
Conserve and enhance the sense of arrival at Agnes by encouraging sensitively designed and sited buildings and attractive landscaping treatments in locations adjoining settlement gateways.

Implementation - Agnes

Strategies relating to Agnes will be implemented by:

Ensuring that any proposed use and development of land in Agnes is generally in accordance with the Agnes Framework Plan at Clause 21.19-4.
21.19-5 Objectives - Arawata

Ensure that any proposed use and development of land at Arawata is generally in accordance with the Arawata Framework Plan at Clause 21.19-7.

---

1. Where Settlement Boundary line does not accord with a lot boundary or road, the line is indicative and zone boundaries may vary depending on site specific requirements.
21.19-6 Strategies - Arawata

Settlement strategies:
Discourage urban expansion on the south side of Fairbank Road.

Infrastructure strategies:
Encourage multiple uses of community facilities to maximise efficient use of the asset.

Landscape and built form strategies:
Conserve and enhance the sense of arrival at Arawata by encouraging sensitively designed and sited buildings and attractive landscaping treatments in locations adjoining settlement gateways.

Environmental strategies:
Support protection of Giant Gippsland Earthworm habitat and populations.

21.19-7 Implementation - Arawata

Strategies relating to Arawata will be implemented by:
Ensuring that any proposed use and development of land in Arawata is generally in accordance with the Arawata Framework Plan at Clause 21.19-7.
21.19-8 Objectives - Darlimurla

Ensure that any proposed use and development of land at Darlimurla is generally in accordance with the *Darlimurla Framework Plan* at Clause 21.19-10.

---

1. Arawata and its surrounding district are habitat of the Federally protected Giant Gippsland Earthworm.
2. Where Settlement Boundary line does not accord with a lot boundary or road, the line is indicative and zone boundaries may vary depending on site specific requirements.
21.19-9 Strategies - Darlimurla

Settlement strategies:
Allow for rural dwellings on small Crown lots on and near Cornell Road Darlimurla where the lot has been consolidated to comply with the Cornell Road Restructure Plan in the incorporated document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire* (August 2019).

Economic strategies:
Support small-scale tourism businesses that complement the natural environment, agricultural and landscape values of the region or are associated with proximity of the Grand Ridge Rail.

Infrastructure strategies:
Encourage multiple uses of community facilities to maximise efficient use of the asset.

Landscape and built form strategies:
Conserve and enhance the sense of arrival at Darlimurla by encouraging sensitively designed and sited buildings and attractive landscaping treatments in locations adjoining settlement gateways.
Preserve the rural landscape of the area at Darlimurla by consolidating land parcels in accordance with the *Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire* (August 2019).

21.19-10 Implementation - Darlimurla

Strategies relating to Darlimurla will be implemented by:
Ensure that any proposed use and development of land at Darlimurla is generally in accordance with the *Darlimurla Framework Plan* at Clause 21.19-10.
Ensure that any proposed use and development of land at Hedley is generally in accordance with the Hedley Framework Plan at Clause 21.19-13.
21.19-12 Strategies - Hedley

Settlement strategies:
Allow for rural dwellings on small lots on Salmons Road Hedley where the lot has been consolidated to comply with the Salmons Road Restructure Plan in the Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire (August 2019).

Economic strategies:
Support small-scale tourism businesses that complement the natural environment, agricultural and landscape values of the region or are associated with proximity of (the future extension of) the Great Southern Rail Trail.

Infrastructure strategies:
Encourage multiple uses of community facilities to maximise efficient use of the asset.

Landscape and built form strategies:
Conserve and enhance the sense of arrival at Hedley by encouraging sensitively designed and sited buildings and attractive landscaping treatments in locations adjoining settlement gateways. Preserve the rural landscape of the area at Hedley by consolidating land parcels in accordance with the Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire (August 2019).

21.19-13 Implementation - Hedley

Strategies relating to Hedley will be implemented by:
Ensuring that any proposed use and development of land in Hedley is generally in accordance with the Hedley Framework Plan at Clause 21.19-13.
21.19-14 Objectives - Kardella

Ensure that any proposed use and development of land at Kardella is generally in accordance with the *Kardella Framework Plan* at Clause 21.19-16.
21.19-15 Strategies - Kardella

**Landscape and built form strategies:**
Conserve and enhance the sense of arrival at Kardella by encouraging sensitively designed and sited buildings and attractive landscaping treatments in locations adjoining settlement gateways.

**Environmental strategies:**
Support protection of Giant Gippsland Earthworm habitat and populations.

21.19-16 Implementation - Kardella

Strategies relating to Kardella will be implemented by:

Ensuring that any proposed use and development of land in Kardella is generally in accordance with the *Kardella Framework Plan* at Clause 21.19-16.
21.19-17 Objectives - Nerrena

Ensure that any proposed use and development of land at Nerrena is generally in accordance with the *Nerrena Framework Plan* at Clause 21.19-19.

---

1. Kardella and its surrounding district are habitat of the Federally protected Giant Gippsland Earthworm.
2. Where Settlement Boundary line does not accord with a lot boundary or road, the line is indicative and zone boundaries may vary depending on site specific requirements.
21.19-18 Strategies - Nerrena

**Infrastructure strategies:**
Encourage multiple uses of community facilities to maximise efficient use of the asset.

**Landscape and built form strategies:**
Conserve and enhance the Nerrena ‘sense of place’ by encouraging sensitively designed and sited buildings and attractive landscaping treatments in locations adjoining settlement gateways.

21.19-19 Implementation - Nerrena

Strategies relating to Nerrena will be implemented by:
Ensuring that any proposed use and development of land in Nerrena is generally in accordance with the Nerrena Framework Plan at Clause 21.19-19.
21.19-20 Objectives - Strzelecki

Ensure that any proposed use and development of land at Strzelecki is generally in accordance with the Strzelecki Framework Plan at Clause 21.19-22.
21.19-21 Strategies - Strzelecki

Infrastructure strategies:
Encourage multiple uses of community facilities to maximise efficient use of the asset.

Landscape and built form strategies:
Conserve and enhance the Strzelecki ‘sense of place’ by encouraging sensitively designed and sited buildings and attractive landscaping treatments in locations adjoining settlement gateways.

21.19-22 Implementation - Strzelecki

Strategies relating to Strzelecki will be implemented by:

Ensuring that any proposed use and development of land in Strzelecki is generally in accordance with the Strzelecki Framework Plan at Clause 21.19-22.
21.19-23 Objectives - Other localities

Ensure proposed use and development of land in other localities is generally in accordance with the strategies identified at Clause 21.19-24.

1. Strzelecki and its surrounding district are habitat of the Federally protected Giant Gippsland Earthworm.
2. Where Settlement Boundary line does not accord with a lot boundary or road, the line is indicative and zone boundaries may vary depending on site specific requirements.
21.19-24 Strategies - Other localities

Settlement strategies:
Provide an attractive and safe environment in the localities.
Discourage development in areas susceptible to environmental hazards.

Landscape and built form strategies:
Conserve and enhance the sense of arrival at locality settlements by encouraging sensitively designed and sited buildings and attractive landscaping treatments in locations adjoining settlement gateways.
Promote ecologically sustainable and sympathetically designed and located development that complements the environmental, topographical and landscape values of the surrounding area.
Conserve and enhance heritage places including Avenues of Honour in recognition of their contribution to the overall character of the settlement.

Environmental strategies:
Support protection of Giant Gippsland Earthworm habitat and populations.
Ensure that each development site is capable of on-site wastewater treatment and disposal that does not prejudice groundwater quality.

Infrastructure strategies:
Encourage multiple uses of community facilities to maximise efficient use of the asset.

21.19-25 Implementation - Other localities
Strategies that relate to other towns are to be implemented via the consideration of planning permit applications and Planning Scheme amendments.